

RESOLUTION NO. 076-2024

Resolution Approving General Development Plan

Cuyahoga County, Ohio

Be It Resolved *by the Township Trustees of Olmsted Township*

WHEREAS, this date, August 15, 2024, Trustee Alton moved the adoption of the following Resolution:

WHEREAS, an application (24 OLMT-ZC003) for General Development Plan Review (“Development Plan”) was initiated by Granger Property Development, LLC, designated as assignee for Pride One Company (“Developer”);

WHEREAS, the proposed Development Plan concerns Parcel Nos. 265-04-018, 265-04-002, and 265-04-014 (the “Property”), owned by Betty Goodrich-Albano, Fred Shaker Trustee, and Michael T. Gallagher Trustee; and

WHEREAS, the Property is zoned pursuant to the Olmsted Township Zoning Resolution (“Zoning Resolution”) under the classification Town Center Planned Development District (“TCPD”); and

WHEREAS, the application includes the corresponding approvals of the Property owners; and

WHEREAS, on June 27, 2024, the Olmsted Township Zoning Commission held a public hearing on the application; and

WHEREAS, prior to the hearing, the Zoning Commission timely published notice of the hearing in a newspaper of general circulation within the Township; and

WHEREAS, within thirty (30) days of its public hearing, the Olmsted Township Zoning Commission submitted to the Olmsted Township Board of Trustees (“Board”) a recommendation of approval of the Development Plan; and

WHEREAS, the Board held a public hearing on the proposed Development Plan on August 1, 2024; and

WHEREAS, prior to the hearing, the Board timely published notice of the hearing in a newspaper of general circulation within the Township.

NOW THEREFORE, it is hereby RESOLVED by the Board that:

1. The procedural requirements of Ohio Revised Code Section 519.021 and Chapter 520 of the Zoning Resolution have been satisfied in the process of considering the Development Plan.
2. The Property is comprised of 20.12± acres and, thus, conforms to the minimum site requirement.
3. The Board has fully considered the application, all matters entertained during the public hearing, including the testimony of the Developer's representatives, and the meeting discussion or deliberation of the Board.
4. The Board determines that the Development Plan: (a) conforms to the purpose of the TCPD District, as described in Section 260.04(d) of the Zoning Resolution; and (b) demonstrates compliance with the standards set forth in Sections 290.05, 260.06(a), 260.07, and 260.09 of the Zoning Resolution.
5. Upon due consideration of the Zoning Resolution, Olmsted Township Zoning Map, and the Township's comprehensive plan, the recommendation of the Zoning Commission is adopted, and the proposed Development Plan is hereby approved, accordingly.

BE IT FURTHER RESOLVED: that it is hereby found and determined that all formal actions of this Board of Township Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Trustee Zver seconded the motion and, thereupon, the votes in favor of the Resolution were recorded and are reflected by the signatures hereto.

Adopted the 15th day of August, 2024.

[Signatures are affixed to the following page]

Abstain
Trustee Riley A. Alton

[Signature]
Trustee Lisa Zver

[Signature]
Trustee Thomas J. Cole

8/15/2024


8/15/2024

ATTEST Brian W. Gullette
TOWNSHIP CLERK BRIAN W. GULLETTE

CERTIFICATION

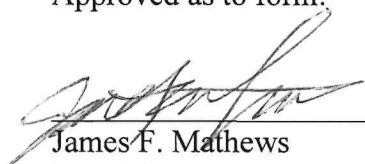
I, Brian Gillette, Fiscal Officer of Olmsted Township, Cuyahoga County, Ohio, in whose custody and control the files and records of said Board are required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original resolution now on file, and that the foregoing has been compared by me with said original resolution, and that the same is a true and correct copy thereof.

WITNESS my signature this 15th day of August, 2024.



Brian Gillette, Fiscal Officer
Olmsted Township, Cuyahoga County, Ohio

Approved as to form:



James F. Mathews
Law Director

